



City of Santa Barbara
Airport Department

DATE: December 17, 2008
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Balance Industries, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a three-year Lease Agreement with Balance Industries, Inc., a California Corporation, for 800 square feet of Building 224, 6100-C Francis Botello Road, at the Santa Barbara Airport, effective December 1, 2008, for a monthly rental of \$1,104, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Balance Industries, Inc. has been an Airport tenant since November 1992, leasing offices and storage for sales of base and aircraft radios. One employee works at this location. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.38 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. The proposed rent represents a 4.6% increase over the previous rental. Balance Industries will also pay monthly utilities charges of \$61.90 or metered amount, whichever is greater, for water and \$31.46 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map